

## IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE  
OF WORTHY CHESTER BULLARD, DECEASED

CAUSE NO. 03-03-0417MM

FINAL DECREE ADJUDICATING OWNERSHIP OF LAND

PURSUANT TO Successive Administrative Orders and by agreement of all parties, this cause came on for hearing on November 4, 2003, on the merits of the Complaint filed by STRICKLAND BULLARD and Wife, LILLIAN BULLARD, and on the Answer filed by CHESTINE BULLARD and CONNIE BERRY, A/K/A CONNIE BULLARD, whereupon the Court finds as follows:

1. That the Defendant URSULA LOMAX was personally served with process and the Defendants WORTHY C. BULLARD, JR., ROSALIND BULLARD, BILLIE BULLARD, LEONARD BULLARD, DAVID BULLARD, CASSANDRA B. HILL, IAN JEFFRIES, AMORY JEFFRIES, LASHUNDA WILLIAMS, CONNIE BERRY, A/K/A CONNIE BULLARD,, CHESTINE BULLARD, MARY BULLARD, TINA JONES and all absent or unknown heirs-at-law and next of kin of WORTHY CHESTER BULLARD, deceased, were summoned by publication and mail notice from the Clerk of this Court as required by the Mississippi Rules of Civil Procedure.
2. That the Defendants CONNIE BERRY, a/k/a CONNIE BULLARD, and CHESTINE BULLARD filed *pro se* response to the Complaint pursuant to which this cause was set for trial. The two Defendants personally appeared in Court on June 10, 2003, and have testified in their own behalf, requesting additional time before trial to attempt to find a Shelby County, Tennessee Juvenile Court Decree which complies with Section 91-1-15 Mississippi Code of 1972 Ann. No such decree was found or presented to the Court.
3. None of the other Defendants have filed a response, answer or other

**FILED**

NOV 04 2003

WE DAVIS, CLERK

*Strick**Minuta Book 350  
Page 52c*

pleadings and having at the time not made an appearance in this cause pursuant to Rule 55

(a) Mississippi Rules of Civil Procedure on Motion of the Plaintiffs, the Clerk on May 16, 2003, entered default against the Defendants WORTHY C. BULLARD, JR., ROSALIND BULLARD, BILLIE BULLARD, LEONARD BULLARD, DAVID BULLARD, CASSANDRA B. HILL, MARY BULLARD, TINA JONES and all absent or unknown heirs-at-law and next of kin of WORTHY CHESTER BULLARD, deceased. None of these Defendants have moved to set aside the default and pursuant to Rule 55 (b)(2), the default should be made final. At the hearing on June 10, 2003, and at later hearings, LENAL ANDERSON, JR., attorney of Memphis, Tennessee, appeared with his clients CHESTINE BULLARD, URSULA LOMAX, IAN JEFFRIES and LASHUNDA WILLIAMS. At the hearing on August 11, 2003, and at later hearings, CHARLES R. CURBO, Attorney of Memphis, Tennessee, appeared with his client CONNIE BERRY.

4. The Court finds from the pleadings and testimony that the Defendant CONNIE BERRY, a/k/a CONNIE BULLARD, was born January 28, 1983, and is now twenty (20) years of age, has no legal guardian and is not incompetent and is not married, but is represented by counsel. Her mother is DIANE BERRY and if she is living cannot be found after diligent search and inquiry and her father WORTHY CHESTER BULLARD is dead. The minor resides in Memphis, Tennessee with her sister, CHESTINE BULLARD, an adult, also a Defendant in this cause. Both CONNIE BERRY, A/K/A CONNIE BULLARD, and CHESTINE BULLARD have appeared in this cause with counsel and have filed *pro se* answers and testified before this Court and are now properly before the Court in this cause. They have filed a certified copy of proceedings in cause G6433 of the Juvenile Court of Memphis and Shelby County, Tennessee, the Petition being filed by MARGARET B. CLARK praying for custody of the two girls, then twelve (12) and thirteen (13) years of age, after the death on July 23, 1995, of their father, WORTHY CHESTER BULLARD. The Petition and Order of the Juvenile Court will be part of the record in this Cause.

5. The Court finds it is not necessary to appoint a Guardian *ad litem* for CONNIE BERRY, a/k/a CONNIE BULLARD and all other Defendants are over twenty-one (21) years of age, and under no disability.

6. The Court finds the Defendants CONNIE BERRY, a/k/a CONNIE BULLARD, and CHESTINE BULLARD are illegitimate children of WORTHY CHESTER BULLARD who died July 23, 1995. However, they nor the other Defendants, MARY BULLARD and TINA JONES, nor the absent and unknown heirs-at-law and next of kin of WORTHY CHESTER BULLARD have not filed any proceedings under §91-1-15 Miss. Code of 1972 as amended for adjudication of paternity within the time prescribed by statute and now have no claim of inheritance of the land owned by the decedent WORTHY CHESTER BULLARD in DeSoto County, Mississippi. No proceedings prior to this cause have been brought under Section 91-1-27, Mississippi Code of 1972 Ann. to adjudicate the heirs-at-law or next of kin of WORTHY CHESTER BULLARD, deceased, this Court finding that the Shelby County, Tennessee proceedings mentioned in Paragraph 4 above deals only with custody.

7. That this action was brought under §11-17-29 Miss. Code Ann. 1972 as amended and the Constitution of Mississippi of 1890, Section 160, and under the Ancient Rules of Equity that the Chancery Court may try title to land.

THEREFORE IT IS ORDERED, ADJUDGED AND DECREED as follows:

8. That WORTHY CHESTER BULLARD, hereinafter called Decedent, owned at the time of his death intestate on July 23, 1995, the land in DeSoto County, Mississippi

described as follows to-wit:

13 acres, more or less, in the Northeast Quarter of Section 15, Township 2 South, Range 8 West, DeSoto County, Mississippi described as follows:

Beginning at a point 792 feet East of the Northwest corner of the Northeast Quarter of Section 15, Township 2 South, Range 8 West;

thence East 264 feet; thence South 2,145 feet; thence West 264 feet; thence North 2,145 feet to the Point of Beginning containing 13 acres, more or less, subject to the right of way for Austin Road on the North side and being the same land devised to WORTHY C. BULLARD by his father D.D. BULLARD, by Will recorded in Will Book 10, Page 556. Less that part which he sold to DAVID BULLARD on February 9, 1984, by Deed recorded in Book 168, Page 693.

9. The Heirs-at-Law of WORTHY CHESTER BULLARD, deceased, who inherited his real estate in DeSoto County, Mississippi are the following:

A. Six (6) living children of Decedent by his Wife, IRENE BULLARD, who died one month prior to him, namely WORTHY C. BULLARD, JR., ROSALIND BULLARD, BILLIE BULLARD, LEONARD BULLARD, DAVID BULLARD and CASSANDRA B. HILL.

B. One (1) living grandchild named LASHUNDA WILLIAMS who was the child of ROBERT BULLARD, who died January 28, 1989, son of Decedent and IRENE BULLARD, said grandchild's mother being CAROLYN WILLIAMS BULLARD, Wife of ROBERT BULLARD.

C. The three (3) living children of Decedent by BEVERLY JEFFRIES as adjudicated by Consent Decree in the Juvenile Court of Memphis, Shelby County, Tennessee dated April 30, 1980, a copy of which was attached to the Complaint, namely: URSULA A. LOMAX, AMORY S. JEFFRIES and IAN C. JEFFRIES.

10. That each of the forgoing nine (9) children and one (1) grandchild named in Paragraphs 9(A), 9(B) and 9(C) owned one-tenth interest in the real estate in DeSoto County, Mississippi.

11. The six (6) living children of Decedent by IRENE BULLARD named in Paragraph 9(A) above, have sold and conveyed all their interest in the land to the Plaintiffs, STRICKLAND BULLARD and wife, LILLIAN BULLARD by

Deed August 14, 2002 recorded in Deed Book 427 Page 81 in the Office of the Chancery Clerk of DeSoto County, Mississippi, a copy of which was attached to the complaint and these six who have sold their interest to the Plaintiffs now have no right, title or claim to said land.

12. During the pending of this cause, the grandchild, LASHUNDA WILLIAMS, named in Paragraph 9(B) above, has sold and conveyed all of her interest in the land to the Plaintiffs STRICKLAND BULLARD and Wife, LILLIAN BULLARD, by Deed dated August 28, 2003, recorded in Deed Book 452, Page 179 in the Office of the Chancery Clerk of DeSoto County, Mississippi, a copy of which has been filed in this cause and LASHUNDA WILLIAMS now has no right, title or claim to said land.

13. During the pending of this cause, URSULA A. LOMAX, AMORY S. JEFFRIES and IAN C. JEFFRIES, the three (3) children of decedent by BEVERLY JEFFRIES named in Paragraph 9(C) above have sold and conveyed all of their interest in the land to the Plaintiffs STRICKLAND BULLARD and Wife, LILLIAN BULLARD, by Deed dated September 18, 2003, recorded in Deed Book 454, Page 57 in the Office of the Chancery Clerk of DeSoto County, Mississippi, a copy of which has been filed in this cause and none of the three (3) have any right, title or claim in said land.

14. That CONNIE BERRY, a/k/a CONNIE BULLARD, CHESTINE BULLARD, MARY BULLARD, TINA JONES, named Defendants and all absent and unknown heirs-at-law and next of kin of WORTHY CHESTER BULLARD, Deceased, have no right, title, interest or claim in and to the land described above in DeSoto County, Mississippi and the Default Judgment entered by the clerk is now made final as to these Defendants.

15. During the pending of this cause CHESTINE BULLARD and CONNIE BERRY have sold and conveyed all of their interest in the land to the Plaintiffs STRICKLAND BULLARD and Wife, LILLIAN BULLARD, by Deeds dated October 14, 2003, and recorded in Deed Book 455, Page 602, and Deed Book       , Page       , in the Office of the Chancery Clerk of DeSoto County, Mississippi and the Plaintiff Grantees to compromise and settle all claims of the Grantors have paid a valuable consideration to the grantors approved by the attorneys of the Grantors, which is now approved by this Court on behalf of the minor CONNIE BERRY and her conveyance is ratified and confirmed in her behalf by this Court as though she be an adult.

16. That this Decree shall be recorded in the Deed records of DeSoto County, Mississippi as required by §91-1-31, Mississippi Code of 1972, as amended.

17. That all costs are assessed to STRICKLAND BULLARD and LILLIAN BULLARD for which let process issue.

ORDERED, ADJUDGED AND DECREED this 4 day of Nov. 2003.

STATE MS.-DE SOTO CO.

Nov 10 9 55 AM '03

DC  
H

CHANCELLOR

457 PG 630  
CH. CLK.

Approved

Attorney for Plaintiffs

Attorney for Defendants Ursula Lomax,  
Amory S. Jeffries, Ian C. Jeffries and  
Chestine Bullard  
jw bullard final decree adj land 2003

Attorney for Defendant, Connie Berry

STATE OF MISSISSIPPI, COUNTY OF DESOTO  
HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.  
This the 10th day of Nov., 2003  
W. E. Davis, Clerk of the chancery court

By

D.C.